



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Conduct a Public Hearing to consider the Planning Commission's recommendation that the City Council adopt the 1997 Growth Management Allocations.

MEETING DATE: January 7, 1998

PREPARED BY: Community Development Director

RECOMMENDED ACTION: That the City Council adopt the Planning Commission's recommendation that the City Council approve the 1997 Growth Management Allocations.

BACKGROUND INFORMATION: Each year the City allocates residential building permits as a part of the City's Growth Management Plan for Residential Development. Under this process, all residential projects of 5 or more units must apply for building allocations. Allocations are made for a projected 2% growth in population for the current year. This year the City has 412 residential building permits to allocate. Of the 412 permits, 65% or 268 are for single-family residential units, 10% or 41 are for medium-density residential units such as duplexes and townhouses, and 25% or 103 are for high-density residential units such as apartments.

All projects requesting allocations submit a request stating the number of allocations they are seeking to obtain. The projects are scored on a set of criteria previously established by City ordinance. The highest scoring projects have the greatest chance of receiving their allocation request, the lowest scoring, the least chance. This year the number of allocation requests did not exceed the amount available. Competitive scoring, in this instance, did not effect a projects ability to obtain allocations.

As you will see on the "Planning Commission Recommended Building Permit Allocation Schedule" there are 6 projects which have requested single-family allocations and 2 that have requested medium-density allocations. The City has received 236 single-family allocation requests and there are 268 available as well as 118 medium-density allocation requests for which 181 are available.

APPROVED: _____

H. Dixon Flynn
H. Dixon Flynn -- City Manager

Following their Public Hearing, the Planning Commission adopted the following list of Growth Management allocations:

<u>Projects (Listed in order of points scored)</u>	<u>Requested 1997 Allocations</u>	<u>Recommended 1997 Allocations</u>
<u>Single Family Requests</u>		
Lodi West	53	53
Towne Ranch	6	6
Bridgetown	36	36
Century Meadows I	45	45
Sunwest XIV (Helmle Property)	36	36
Century Meadows II	<u>60</u>	<u>60</u>
	236	236
<u>Medium Density Requests</u>		
Sunwest Garden	18	18
Sasaki Property	<u>100</u>	<u>100</u>
	118	118

SINGLE-FAMILY PROJECTS

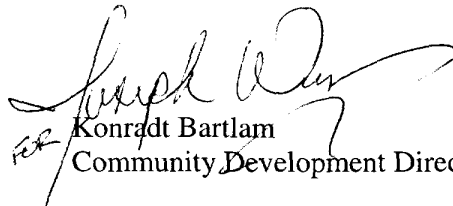
- **Lodi West** is an existing and developing single-family project. The Planning Commission recommends to the City Council that this project be awarded 53 single-family allocations, which is all of the allocations needed to complete the development.
- **Towne Ranch** is an existing and developing single-family project. The Planning Commission recommends to the City Council that this project be awarded 6 single-family allocations, which is all of the allocations needed to complete their subdivision.
- **Bridgetown** is an existing and developing single-family project. The Planning Commission recommends to the City Council that this project be awarded 36 allocations, which is all of the allocations needed to complete the development.
- **Century Meadows ONE** is an existing and developing single-family project. The Planning Commission recommends to the City Council that this project be awarded 45 allocations which is all of the allocations needed to complete the development.
- **Sunwest XIV (Helmle Property)** is an approved single-family development plan. The Planning Commission recommends to the City Council that this project be awarded 36 allocations which is all of the allocations needed to complete the development.

- **Century Meadows TWO** is an existing and developing single-family project. The Planning Commission recommends to the City Council that this project be awarded 60 allocations, which is all of the allocations needed to complete the development.

MEDIUM-DENSITY PROJECTS

- **Sunwest Garden** is one of two new medium-density development plan projects. The Planning Commission recommends to the City Council that this project receive 18 medium-density allocations, which is enough to complete the apartment complex.
- **Sasaki Property** is the second new medium-density development plan project the City has for review this year. The Planning Commission recommends to the City Council that this project receive 100 medium-density allocations, which is enough to complete the development.

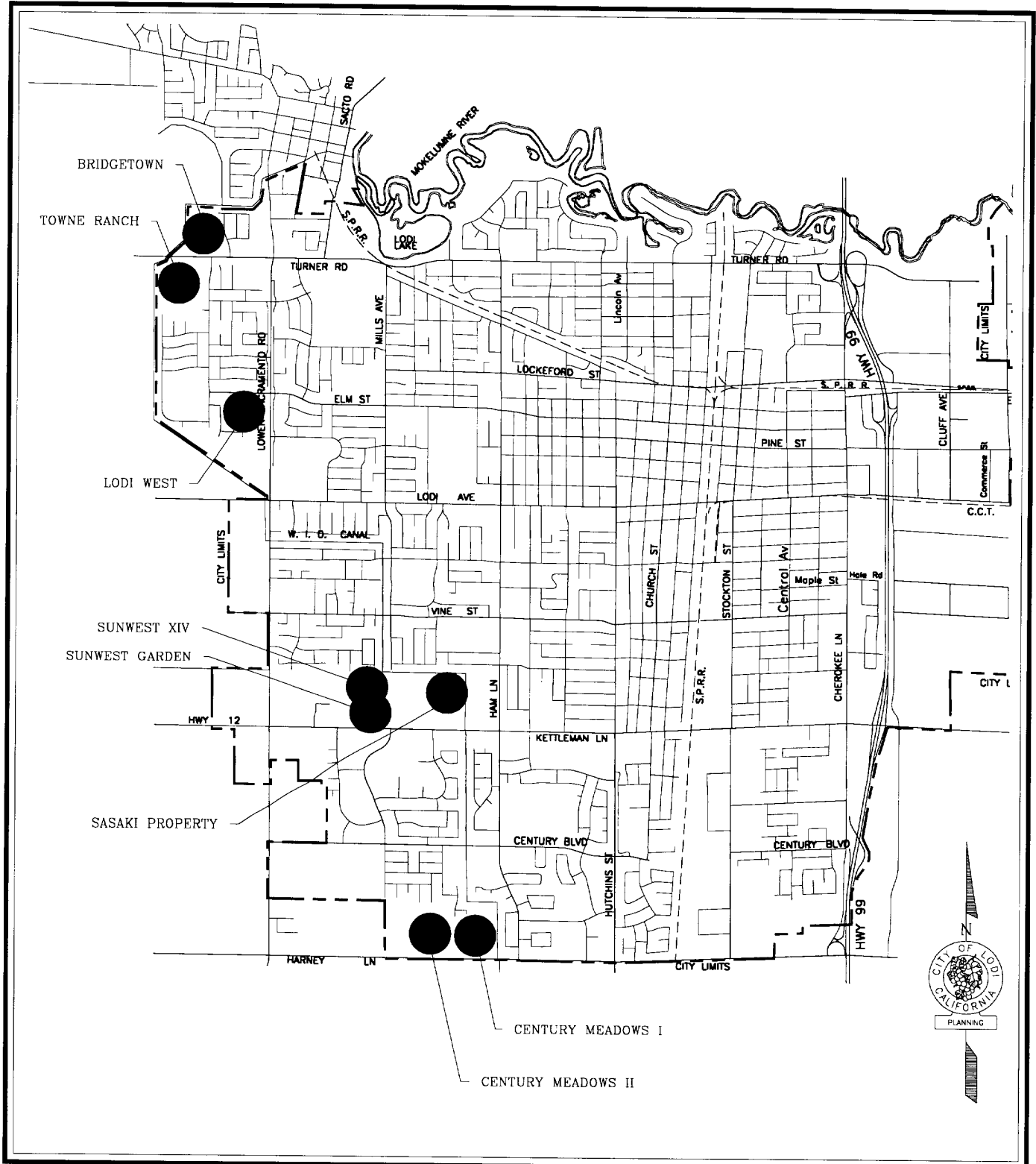
FUNDING: None required


Konradt Bartlam
Community Development Director

Prepared by: Mark Meissner, Associate Planner

MM/ca

Attachment



City of Lodi Residential Growth Management Schedule

Adopted: September 18, 1991 under Ordinance #1521

Year	Population	2% Pop. projection	Persons/ Household	Total units per year	Single Fam. @ 65%	Med density @ 10%	High Density @ 25%
** Sep-89	50,990	1,020	2.572	397	258	40	99
Sep-90	52,010	1,040	2.567	404	263	40	101
Sep-91	53,050	1,061	2.630	403	262	40	101
Jan-92	53,186	1,064	2.664	399	259	40	100
Jan-93	53,701	1,074	2.680	401	261	40	100
Jan-94	53,903	1,078	2.680	402	261	40	101
Jan-95	54,694	1,094	2.697	406	264	41	102
Jan-96	54,473	1,089	2.662	409	266	41	102
Jan-97	54,812	1,096	2.659	412	268	41	103
Jan-98	55,908	1,118	Est. 2.659	420	273	42	105
Jan-99	57,026	1,141	Est. 2.659	429	279	43	107
Jan-00	58,167	1,163	Est. 2.659	437	284	44	109
Jan-01	59,330	1,187	Est. 2.659	446	290	45	112
Jan-02	60,517	1,210	Est. 2.659	455	296	46	114
Jan-03	61,727	1,235	Est. 2.659	464	302	46	116
Jan-04	62,962	1,259	Est. 2.659	473	307	47	118
Jan-05	64,221	1,284	Est. 2.659	483	314	48	121
Jan-06	65,505	1,310	Est. 2.659	493	320	49	123
Jan-07	66,815	1,336	Est. 2.659	502	326	50	126
TOTALS:				8,235	5,353	824	2,059

** Sep '89 population number equals 2/3 of the population difference of Jan '89 and Jan '90 added to Jan '89

NOTE: Population and persons per household from '89 to '96 per State Department of Finance.

Actual percentage increases in population may be higher or lower than 2%. Calculation of building permit allocations is based on a 2% increase of the current year population figure.



CITY OF LODI

Carnegie Forum
305 West Pine Street, Lodi

NOTICE OF PUBLIC HEARING

Date: January 7, 1998

Time: 7:00 p.m.

For information regarding this notice please contact:

Alice M. Reimche

City Clerk

Telephone: (209) 333-6702

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Wednesday, January 7, 1998** at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a Public Hearing to consider the following matter:

- a) Planning Commission's recommendation that City Council adopt the 1997 Growth Management Allocations.

Information regarding this item may be obtained in the office of the Community Development Department Director, 221 West Pine Street, Lodi, California. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein, and oral statements may be made at said hearing.

If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the City Clerk, 221 West Pine Street, at or prior to the Public Hearing.

By Order of the Lodi City Council:

A handwritten signature in cursive script that reads "Alice M. Reimche".

Alice M. Reimche
City Clerk

Dated: December 17, 1997

Approved as to form:

A handwritten signature in cursive script that reads "Randall A. Hays".

Randall A. Hays
City Attorney



CITY OF LODI
P. O. BOX 3006
LODI, CALIFORNIA 95241-1910

ADVERTISING INSTRUCTIONS

SUBJECT: Set Public Hearing for Wednesday, January 7, 1998 at 7:00 p.m. to consider the Planning Commission's recommendation that the City Council adopt the 1997 Growth Management Allocations

PUBLISH DATES: SATURDAY, DECEMBER 20, 1997

TEAR SHEETS WANTED: ONE

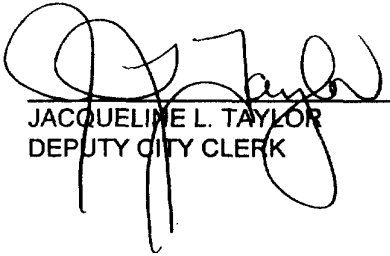
AFFIDAVIT AND BILL TO:

ALICE M. REIMCHE
CITY CLERK

DATED: DECEMBER 18, 1997

ORDERED BY:

JENNIFER M. PERRIN
DEPUTY CITY CLERK



JACQUELINE L. TAYLOR
DEPUTY CITY CLERK

SUSAN SEWARD-LAKE
ADMINISTRATIVE CLERK

Faxed to the Lodi News Sentinel at 369-1084 at _____ (time) on _____ (date).

RESOLUTION NO. 98-05

A RESOLUTION OF THE LODI CITY COUNCIL APPROVING
THE 1997 GROWTH MANAGEMENT ALLOCATIONS

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BE IT RESOLVED, that the Lodi City Council does hereby approve the 1997 Growth Management Allocations as recommended by the Lodi Planning Commission, as shown on Exhibit A attached hereto and made a part hereof.

Dated: January 7, 1998

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I hereby certify that Resolution No. 98-05 was passed and adopted by the City Council of the City of Lodi in a regular meeting held January 7, 1998, by the following vote:

AYES: COUNCIL MEMBERS - Land, Mann, Pennino, Warner and
Sieglock (Mayor)

NOES: COUNCIL MEMBERS - None

ABSENT: COUNCIL MEMBERS - None

ABSTAIN: COUNCIL MEMBERS - None


ALICE M. REIMCHE
City Clerk

PLANNING COMMISSION RECOMMENDED BUILDING PERMIT ALLOCATION SCHEDULE 1997

TOTAL RESIDENTIAL UNITS TO BE ALLOCATED FOR 1997 = 412

SINGLE FAMILY 65%=268 UNITS

PROJECT	NO. TENTATIVE MAP UNITS	NO. FINAL MAP UNITS	ALLOCATIONS RECEIVED '89-'96	ALLOC. NEEDED TO COMPLETE	REQUESTED ALLOC. 1997	RECOMMENDED ALLOC. 1997
LODI WEST	95	120	284	53	53	53
TOWNE RANCH	182	227	403	6	6	6
BRIDGETOWN	51	54	104	36	36	36
CENTURY MEADOWS 1	52	48	155	45	45	45
SUNWEST XIV	31	0	31	30	36	36
CENTURY MEADOWS 2	0	105	105	60	60	60
	411	554	1,082	230	236	236

MEDIUM DENSITY 10%=99+41+41=181 UNITS*

PROJECT	NO. TENTATIVE MAP UNITS	NO. FINAL MAP UNITS	ALLOCATIONS RECEIVED '89-'96	ALLOC. NEEDED TO COMPLETE	REQUESTED ALLOC. 1997	RECOMMENDED ALLOC. 1997
SUNWEST GARDEN	0	0	0	18	18	18
SASAKI PROPERTY	0	0	0	100	100	100
	0	0	0	118	118	118

* Allocations from the previous years ('94-'96) are available.

HIGH DENSITY 25%=99+101+101+100+100+101+102+102+103=909 UNITS

No projects have requested any of the 103, 1997 allocations for high density units.

Allocations from the previous years ('89-'96) are available.